

RETURN TO:
TAYLOR LAW FIRM

P.O. BOX 188
961 STATELINE RD. W.
SOUTHAVEN, MS 38671
(601) 342-1300

WARRANTY DEED

BK 0384 PG 0708

STATE MS.-DE SOTO CO.
FILED

Dec 27 11 17 AM '00

DUNAVANT ENTERPRISES, INC., a
Tennessee corporation, GRANTOR

TO
CITY OF SOUTHAVEN, A Municipal Corporation

BK 384 PG 708
W F ALK.

THIS INDENTURE, made and entered into as of the **22ND** day of **DECEMBER, 2000** by and between

DUNAVANT ENTERPRISES, INC., a Tennessee Corporation, whose address is 3797 New
Getwell Road, Memphis, Tennessee 38118 and whose telephone number is (901) 369-1605,

hereinafter referred to as **Grantor**, and

CITY OF SOUTHAVEN, A Municipal Corporation
whose address is 8710 Northwest Drive, Southaven, MS 38671
and whose telephone number is (662) 393-5931,

hereinafter referred to as **Grantee**.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and warrant unto the said Grantee the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot(s) 33, Third Revision of Lots 31,32,33 and 34, Plum Point Villages, in Section 1, Township 2 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 64, Page 47, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being part of that same property conveyed to the Grantor herein by Warranty Deed of record dated 07/25/88 and recorded on 08/02/88 at 9:30 A.M., recorded in Book 206, Page 539, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her/their/its heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

20' Building Line on rear of lot as shown on recorded plat

10' Utility Easement on north, east and west lot lines as shown on recorded plat

5" Utility Easement on south lot line as shown on recorded plat

55' Utility Easement on side lot line as shown on recorded plat

35' Rear Buffer yard setback as shown on recorded plat

5' Utility easement as shown on Plat Book 70, Page 36

Right of Way to Mississippi Power & Light Co. recorded in Book 295, Page 206, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Right of Way to Entergy Mississippi, Inc., in Book 313, Page 333 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Joinder Correcting Plat in Book 344, Page 490 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By-Laws of Plum Point Villages Property Owners Association in Book 185, Page 793, amended in Book 189, Page 741, Book 194, Page 517 and in Book 195, Page 382 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Declaration of Ingress-Egress Easement Agreement in Book 306, Page 225 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and special assessments for the year 2001, not yet due and payable, which taxes Grantee agrees to pay.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

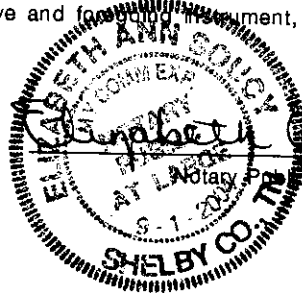
DUNAVANT ENTERPRISES, INC.,
a Tennessee Corporation

BY: William O. Hagerman
William O. Hagerman
Vice President

STATE OF TENNESSEE,)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22 day of December, 2000, within my jurisdiction, the within named **WILLIAM O. HAGERMAN**, who acknowledged that he is Vice President of **DUNAVANT ENTERPRISES, INC.**, a Tennessee Corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Commission Expiration: 9-1-04



THIS INSTRUMENT PREPARED BY:

THE POE FIRM, P.C.
261 GERMANTOWN BEND COVE
CORDOVA, TN 38018
TELEPHONE: (901) 758-8200

AFTER RECORDING, RETURN TO:

LEONARD DUNAVANT, ATTORNEY
81 MONROE AVENUE
MEMPHIS, TN 38103
TELEPHONE: (901) 525-6781

GRANTOR:

DUNAVANT ENTERPRISES, INC.
3797 NEW GETWELL ROAD
MEMPHIS, TN 38118
BUSINESS TELEPHONE: (901) 369-1605
HOME TELEPHONE: None

GRANTEE:

○ 8710 Northwest Dr.
Southaven, Ms. 38671

BBUSINESS TELEPHONE: () 662-393-5931

HOME TELEPHONE: In 67

WDLPLP.DOC (Poe-Rev. 5/97)

File No. 001047P